

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Karita Court, Lilydale Vic 3140

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$720,000

&

\$770,000

Median sale price

Median price \$920,000

Property Type House

Suburb Lilydale

Period - From 01/10/2021

to 31/12/2021

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	4 Vance St LILYDALE 3140	\$760,000	12/10/2021
2	21 Bristol Cr LILYDALE 3140	\$755,000	04/12/2021
3	32 Trafalgar Cr LILYDALE 3140	\$751,500	13/10/2021

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/02/2022 14:10



 3  1  2

Rooms: 4
Property Type: House
Land Size: 867 sqm approx
Agent Comments

Indicative Selling Price
\$720,000 - \$770,000
Median House Price
December quarter 2021: \$920,000

Comparable Properties



4 Vance St LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  2

Price: \$760,000
Method: Private Sale
Date: 12/10/2021
Property Type: House
Land Size: 454 sqm approx



21 Bristol Cr LILYDALE 3140 (REI)

Agent Comments

 3  1  1

Price: \$755,000
Method: Private Sale
Date: 04/12/2021
Property Type: House
Land Size: 635 sqm approx



32 Trafalgar Cr LILYDALE 3140 (REI/VG)

Agent Comments

 3  1  3

Price: \$751,500
Method: Private Sale
Date: 13/10/2021
Property Type: House
Land Size: 922 sqm approx

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122